

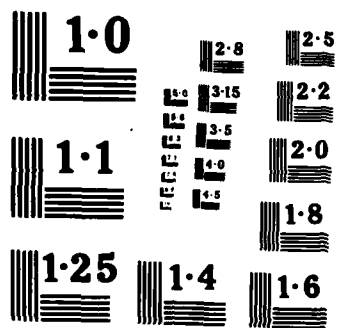
COOPER RIVER REDIVERSION PROJECT LAKE MOULTRIE AND  
SANTEE RIVER SOUTH CAR. (U) SAVANNAH DISTRICT CORPS OF  
ENGINEERS GA 23 APR 75

UNCLASSIFIED

F/G 5/1

NL

[illegible]



AD-A152 039

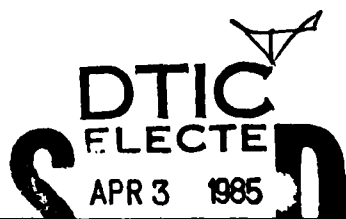
(2)

<p align="center"><b>DESIGN MEMORANDUM</b></p> <p align="center"><b>5</b></p> <p align="center"><b>COOPER RIVER REDIVERSION PROJECT</b></p> <p align="center"><b>LAKE MOULTRIE AND SANTEE RIVER</b></p> <p align="center"><b>SOUTH CAROLINA</b></p> <p align="center"><b>REAL ESTATE</b></p> <p align="center"><b>DESIGN MEMORANDUM</b></p> <p align="center"><b>AREA I</b></p> <p align="center">Prepared by the Savannah District Corps of Engineers, Savannah, Georgia</p> <p>APPROVED BY THE CHIEF OF ENGINEERS _____ 19 ____</p> <p>E. D. FILE _____</p>
---

"Original contains color plates: All DTIC reproductions will be in black and white"

**DISTRIBUTION STATEMENT A**  
Approved for public release  
Distribution Unlimited

DTIC FILE COPY

REVISIONS		
Date	New Pages and Drawings	Date Appvd By C. of E.
	 <p>DTIC ELECTE APR 3 1985</p>	

B

85 03 15 028

17

412

SADRE-O (6 Sep 74) 5th Ind  
SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5, Real  
Estate Design Memorandum

DA, South Atlantic Division, Corps of Engineers, 510 Title Building,  
30 Pryor Street, S. W., Atlanta, Georgia 30303 23 April 1975

TO: District Engineer, Savannah, ATTN: SASVR

1. The preceding indorsement approves the subject Design Memorandum with certain modifications as expressly stated.
2. You are authorized to proceed with real estate acquisition (as approved) as soon as funds become available.

FOR THE DIVISION ENGINEER:

5 Incl  
nc

*James N. Hickok*  
JAMES N. HICKOK  
Chief, Acquisition Branch  
Real Estate Division

DTIC  
ELECTE  
S APR 3 1985 D  
B

Accession For	
NTIS ORARI	<input checked="checked" type="checkbox"/>
DTIC TAB	<input type="checkbox"/>
Unannounced	<input type="checkbox"/>
By Publication	
PER FORM 50	
By _____	
Date _____	
Use Facility Codes	
Name and/or	
Address	
A-1	



DAEN-REA-P (6 Sep 74) 4th Ind  
SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5, Real  
Estate Design Memorandum

DA, Office of the Chief of Engineers, Washington, D. C. 20314 21 Apr 75


TO: Division Engineer, South Atlantic

The inclosed Real Estate Design Memorandum No. 5 for subject project as revised by preceding indorsements is approved, and authority is granted to acquire fee simple and easement estates and permit lands, subject, however, to the following:

- a. The availability of funds and applicable limitations on the expenditure thereof.
- b. As the estimated value of the proposed estate exceeds 90% of the fee value in both instances, the easement estates proposed in paragraphs 19b and 19d are not approved. In lieu thereof, fee title is approved for these acquisitions.
- c. Instead of the estate proposed in paragraph 19c Standard estate 10 in Appendix C, ER 405-1-640 shall be used.

FOR THE CHIEF OF ENGINEERS:

5 Incl  
wd 1 cy

  
E. L. INGRAM, JR.  
Chief, Acquisition Division  
Directorate of Real Estate

Copy furnished:  
Savannah District, ATTN: SASRE

SADRE (6 Sep 74) 3d Ind

SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5, Real Estate Design Memorandum

DA, South Atlantic Division, Corps of Engineers, 510 Title Building,  
30 Pryor Street, S. W., Atlanta, Georgia 30303 15 January 1975

TO: HQDA (DAEN-REA-P)

1. Subject DM, as revised by preceding indorsement and as augmented by the information included in Inclosure 3, is recommended for approval with the following changes:

a. The estate included under subparagraph 19.b. is unacceptable. A substitute estate has been developed and is submitted as Inclosure 4.

b. The estate submitted under subparagraph 19.d. is unacceptable and, in lieu thereof, a standard land lease for a term of 10 years should be acquired.

2. The SAD Review Certificate for the gross appraisal has been attached to the gross appraisal portion of the DM.

FOR THE DIVISION ENGINEER:

  
W. E. MUSSELL  
Chief, Real Estate Division

5 Incl

1.-3. nc

Added 2 incl

4. Subst Estate

5. Div Review Certif

Copy furnished:

DE, Savannah

ATTN: SASRF w Incl 5

PROPOSED DREDGED MATERIAL DISPOSAL AREA

COOPER RIVER REDIVERSION PROJECT

A temporary and assignable right and easement in, on, over, and across the following described tract of land, to wit:

(Description of Land)

For use by the United States, its representatives, agents, and contractors to deposit any and all dredged material and other matter excavated in connection with the construction and maintenance of The Cooper River Rediversion Project for a period of eight (8) years from the date of the execution of this conveyance, together with all right, title and interest in and to all timber, trees, underbrush, buildings, and improvements thereon (, except ...); including the right to clear, cut, fell, and remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; reserving however to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to existing easements, public roads and highways, public utilities, railroads, and pipelines.

*Inc. 1*



DEPARTMENT OF THE ARMY  
South Atlantic Division, Corps of Engineers  
510 Title Building, 30 Pryor Street, S.W.  
Atlanta, Georgia 30303


REVIEW CERTIFICATE  
GROSS APPRAISAL  
AREA I - COOPER RIVER REDIVERSION  
BERKELEY COUNTY, SOUTH CAROLINA

I have reviewed gross appraisal by Appraiser James E. Crowder, dated July 1974, and review certificate, dated 20 August 1974, by District Chief Appraiser John F. Causey, Jr.

I recommend that the amounts stated in the report be accepted and approved as reasonable estimates of the gross values of the area appraised.

FOR THE DIVISION ENGINEER:

14 January 1975

  
RUFUS B. JENNINGS  
Chief, Appraisal Branch  
Real Estate Division

6.1. 5



11/12/74 R.M.F. 77  
SASRF (6 Sep 74) 2nd Ind

SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5, Real Estate Design Memorandum

DA, Savannah District, Corps of Engineers, PO Box 889, Savannah, GA 31402  
16 December 1974

TO: Division Engineer, South Atlantic ATTN: SADRE-C

1. In response to Inclosure 2 to 1st Indorsement, SADRE-C to SASRF dated 11 November 1974, the attached eight copies of D.M. 5 have been altered by removing Exhibit "G" and inserting the following pages:

List of Exhibits (third unnumbered yellow page)  
Pages 4, 5, 9 and 10  
Exhibit "F" pages 10 and 11

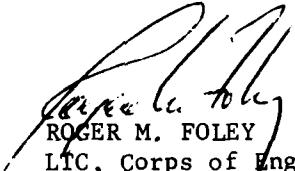
2. On page 6 of Exhibit "F", the second sentence of the second paragraph under the heading "Timber Value Estimation" is changed to read "are the Public Service Authority's area near the Lake, approximately ...".

FOR THE DISTRICT ENGINEER:

3 Incl

Added 1 Incl

3. Items of  
Correction/Clarification

  
ROGER M. FOLEY  
LTC, Corps of Engineers  
Deputy District Engineer

COOPER RIVER REDIVERSION CANAL, DESIGN MEMORANDUM 5

ITEMS OF CORRECTION/CLARIFICATION

The following items refer to Inclosure 2 to 1st Indorsement, SADRE-C to SASRF, entitled "Items Requiring Correction or Clarification".

1. PAGE 2.

The correct acreage is 11.3 and page 10 of Exhibit "F" has been changed by substitution of a new page.

2. PAGE 3.

The correct acreage is 10.7 and page 10 of Exhibit "F" has been changed by substitution of a new page.

3. PAGE 5.

The study required of replacement housing prior to acquisition was made and paragraph 6 has been strengthened by a statement to that effect on new page 5.

4. PAGE 6.

No relocation of the road shown on Exhibit "B" is anticipated. Paragraph 9 on page 5 of Exhibit "F" discusses the road at length. Basically, the abandonment will not isolate any residents but will necessitate a more circuitous route for some.

The transmission line shown on Exhibit "B" crosses an area in which the activity and planned use will not require alteration and/or relocation of the line.

5. PAGE 8.

The project will be acquired from the District Office without the expenses of establishing a Project Office. The delays normally created by funding limitations which account for much of the normal increasing unit costs should not affect this project.

6. PAGE 9.

No standard spoil disposal easement was found, although a search and inquiry was conducted. Estate No. 15 embodies

the rights needed for the disposal area. The phraseology was slightly altered and a new page 9 was inserted to replace previous page 9.

Justification. The two major landowners in the disposal area have voiced their opposition to selling their property in fee simple but stated that they would be amenable to an easement for the term required. It is judged to be in the best interest of the Government to acquire adequate interest in the land but an interest that would not require condemnation. The eight-year term is adequate time to complete dredging of the channel in Lake Moultrie. Any maintenance dredging necessary (none is anticipated) can utilize land purchased in fee adjacent to the Canal.

7. PAGE 10.

The standard drainage ditch easement does not specifically include all of the rights needed for the activities anticipated along the existing ditch. The modified channel improvement estate did include the interests required. The estate was slightly altered and a new page 10 has been inserted to replace the previous page 10.

Justification. This easement is for deepening and widening a ditch needed for drainage of the disposal area during dredging. Consequently, it will not be required beyond the eight-year term needed for dredge material disposal

8. Modified paragraph 19d. has been incorporated in new page 10 which is inserted for old page 10.

Justification. The owners of this area have not expressed themselves in the same manner as the two owners in the disposal area, but the 10-year easement is believed to be more acceptable by the owners of this area also. The lesser estate as opposed to fee simple title would appear to be in the interest of the local economy and has the advantage of demonstrating that the Government is acquiring no more real estate than necessary. One aspect considered but not specifically verbalized is that disposal of the area will be greatly simplified when the land is no longer needed.

9. EXHIBIT "D".

This exhibit shows the Plan and Profile of the Power House Access Road. The location and configuration of the fence

on the Construction Facilities Area is not so critical that it cannot be shifted where necessary. It is contemplated that good real estate practices will be used during acquisition and this normally requires some shifting.

10. EXHIBIT "F".

It is possible that the two abandoned dwellings discussed in paragraph 8 could be occupied by the date of acquisition and that is the reason paragraph 8, page 6, shows 15 units of replacement. The abandoned house in poor condition discussed in paragraph 8 of Exhibit "F" is beyond repair for occupancy.

11. EXHIBIT "G".

Removed from the Report.

12. ADDITIONAL ITEMS.

- a. The 75 acres of woodland in the Disposal Area are privately owned. It is correct that 18.4 acres of S.C.P.S.A. land is to be acquired at no cost. The second line of the second paragraph under the heading "Timber Value Estimation" on page 6 of Exhibit "F" should read "near the Lake, approximately" which has the effect of deleting the words "used as". This correction is planned to be accomplished through reference without reproducing a new page.
- b. When the decision was made to make two Real Estate Design Memoranda on this Project (in 1973), there were some unresolved questions pertaining to the Power House location. The decision as to the exact location has a bearing upon the exact centerline of the Canal and could shift the Canal slightly through the central portions. In order to formulate and maintain a workable schedule, it appeared desirable to set priorities for real estate acquisition of those areas needed first and prepare the D.M. necessary for acquisition while delaying the D.M. on those areas subject to change. Therefore, the selection of the two access roads that are needed first, the Disposal Area which is needed for the excavation within Lake Moultrie, and the Canal proper up to Highway 35. By the time real estate acquisition begins, the Power House Design Memorandum should be approved and it is planned to request authority to purchase all real

estate needed from the individual owners at the Power House location when the real estate covered in this D.M. is being acquired from those owners.

- c. No maintenance dredging is anticipated.
- d The two access roads are needed first because of the inaccessibility of the Canal location. Simultaneous excavation from the Power House southward and from Lake Mattassee northward is planned. This necessitates both roads and it will be necessary to construct the access roads before any work can begin. The Construction Office will have to be constructed in the Construction Facilities Area and lead time is needed to complete the construction.

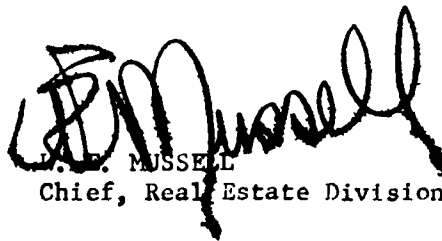
SADRE-C (6 Sept 74) 1st Ind  
SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5,  
Real Estate Design Memorandum

DA, South Atlantic Division, Corps of Engineers, 510 Title Building,  
30 Pryor Street, S.W., Atlanta, Georgia 30303 11 November 1974

TO: District Engineer, Savannah, ATTN: SASRF

Subject Design Memorandum is returned for correction or clarification  
of the items listed on Inclosure 2.

FOR THE DIVISION ENGINEER:

  
W. E. MUSSELL  
Chief, Real Estate Division

2 Incl  
wd 1 cy incl 1  
Added incl 2

COOPER RIVER REDIVERSION CANAL  
REAL ESTATE DESIGN MEMORANDUM

ITEMS REQUIRING CORRECTION OR CLARIFICATION

Page 2 - Powerhouse area access road shown as 11.3 acres;  
Gross Appraisal (page 10) shows 10.2 acres.

Page 3 - Lake Mattassee access road shown as 10.7 acres;  
Gross Appraisal shows 11.3 acres. Total road easement shown as  
22.0 acres while Gross Appraisal shows 21.5 acres.

Page 5 - Paragraph 6 does not indicate that the required study  
has been made to assure availability of sufficient suitable housing  
to accommodate the entire project.

Page 6 - Paragraph 9 states that no public roads or utilities  
are to be relocated, but Exhibit "B" indicates a road and transmission  
line within the limits of Spoil Area 4.

Page 8 - Savannah District administrative costs for civil works  
projects in FY 74 averaged \$2,134 for purchased tracts and \$2,818 for  
condemned tracts, exclusive of PL91-646 costs. ENG Form 2560 for  
FY 75 indicates an anticipated average administrative cost of \$6,120  
for purchased tracts and \$6,834 for condemned tracts. Based on the  
foregoing, your estimate (excluding 91-646 costs) of \$1,750 per tract  
appears low.

Page 9 - Paragraph 19b. makes reference to a spoil disposal ease-  
ment but the estate described is a temporary work or borrow area  
easement (Estate No. 15). The paragraph should be appropriately  
modified to indicate the interest recommended for acquisition. Since  
the estimated value of the 8-year interest is 91% of the fee simple  
value, justification for the temporary acquisition should be furnished.

Page 10 - Paragraph 19c. refers to a drainage ditch easement,  
but the estate described is a channel improvement easement (modified).  
The duration of the proposed interest should be stated in the estate.  
Since the estimated value of the temporary interest is 99% of the  
fee simple value, justification for the lesser interest should be  
provided.

The estate in paragraph 19d. should be appropriately modified  
to indicate the recommended interest. Since the value of the  
10-year interest is 93% of the fee simple value, acquisition of  
the lesser interest should be fully justified.

Exhibit "D" - A small portion of the construction facilities area lies outside the area recommended for Phase I acquisition.

Exhibit "F" - The number of families shown in paragraph 8 as requiring resettlement does not agree with the information provided in paragraph 8 of the Design Memorandum.

Exhibit "G" - This exhibit is inappropriate for inclusion in the DM, as the form is designed for use only on local cooperation projects where spoil easements are to be provided by the local sponsor free of cost.

The following additional items should be explained either in the Design Memorandum or the transmittal correspondence:

- a. It is planned to acquire 18.4 acres of dry land within the canal R/W area from South Carolina Public Service Authority by permit at no cost; however a value of \$45,000 for an 8-year easement was placed on 75 acres owned by the same authority.
- b. No justification is given for the apparent piecemeal acquisition in the vicinity of the powerhouse area.
- c. No provision has been made for spoil areas for future maintenance of the canal or entrance channel.
- d. No justification is given for acquisition of access roads and construction facilities areas in advance of acquiring the canal right-of-way.





DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
P. O. BOX 889  
SAVANNAH, GEORGIA 31402

SASRF

6 September 1974

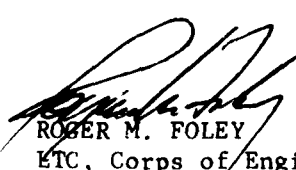
SUBJECT: Cooper River Rediversion Canal, Design Memorandum 5,  
Real Estate Design Memorandum

THRU: Division Engineer, South Atlantic  
ATTN: SADRE A

TO: HQDA (DAEN-REA-P)  
WASH DC 20314

1. Inclosed are eight copies of Real Estate Design Memorandum 5 pertaining to the Entrance Channel, Disposal Area, Access Roads, and Construction Area. The Real Estate considered herein has been designated Area I.
2. It should be noted that a Design Memorandum 4 bearing the same title as this Design Memorandum 5 was transmitted on 29 March 1974. This report completely supersedes that document and the numerical designation for Real Estate Design Memorandum was changed to 5.
3. The use of the word "spoil" several times in this report, rather than the more appropriate expression "dredged material", results from incorporation of the term in standard estates. It is anticipated that these estates will be changed to remove the term prior to acquisition.
4. It is recommended that this Real Estate Design Memorandum be approved as a basis for further planning and for acquisition of this portion of the project.

1 Incl  
as

  
ROGER M. FOLEY  
ETC, Corps of Engineers  
Acting District Engineer

COOPER RIVER REDIVERSION PROJECT  
LAKE MOULTRIE ON SANTEE RIVER  
REAL ESTATE DESIGN MEMORANDUM NO. 5  
AREA I

EXISTING AND PROPOSED DESIGN MEMORANDA

<u>Memorandum No.</u>	<u>Title</u>	<u>Submission Date</u>	<u>Approval Date</u>
1	General Design Memorandum	Jan 1972	14 July 1972
2	Turbines, Governors, and Generators	Jun 1973	Sept 1973
Supplement 1	General Design Memorandum Supplement, Comparison of Alternative Plans	Oct 1973	Apr 1974
3	Entrance Channel in Lake Moultrie	Mar 1974	June 1974
4	Access Roads and Construction Facilities	May 1974	June 1974
5	Real Estate		

## P R E F A C E

This Design Memorandum on Real Estate is submitted in accordance with applicable provisions of ER 1110-2-1150, dated 1 October 1971, as revised through 21 September 1973 by Change 5 and ER 405-2-150, dated 11 February 1966, as revised through Change 3, 24 January 1969. It is the fifth of a series covering project studies for the Cooper River Rediversion Project.

The lands discussed in this Memorandum have been coordinated with interested elements of the District Office and conform with D.M. No. 3, Entrance Channel in Lake Moultrie, and D. M. No. 4, Access Roads and Construction Facilities. It also includes the area east of the Entrance Channel to S. C. Highway 35 and an additional lot and building for the temporary project office as well as the disposal area.

# T A B L E   O F   C O N T E N T S

<u>SUBJECT</u>	<u>PARA NO.</u>	<u>PAGE NO.</u>
DESIGNATION AND LOCATION	1.	1
GENERAL DESCRIPTION AND ESTIMATED ACREAGE	2.	2
CHARACTER, PRESENT USE, AND HIGHEST AND BEST USE	3.	4
GOVERNMENT-OWNED LANDS	4.	4
APPRAISED VALUE	5.	4
DISPLACEMENT OF FAMILIES	6.	5
LOCAL ECONOMIC CONDITIONS	7.	5
RESETTLEMENT (PUBLIC LAW 91-646)	8.	6
RIGHT-OF-WAY RELOCATIONS	9.	6
a. ROAD RIGHT-OF-WAY REQUIREMENTS		6
b. RELOCATIONS		6
STRUCTURES AND FACILITIES	10.	7
OUTSTANDING RIGHTS	11.	7
TIMBER AND VEGETATIVE COVER	12.	7
MAPS	13.	7
AERIAL MOSAIC	14.	7
ACQUISITION OR RELOCATION OF TOWNS AND CEMETERIES	15.	7
ADMINISTRATIVE COST	16.	8
CERTIFICATION	17.	8
ACQUISITION SCHEDULE	18.	8
ESTATE PROPOSED FOR ACQUISITION	19.	9

L I S T   O F   E X H I B I T S

EXHIBIT "A"-----LOCATION MAP  
EXHIBIT "B" ----- GENERAL PLAN MAP  
EXHIBIT "C" -----DISPOSAL AREA MAP  
EXHIBIT "D" -----POWER HOUSE ACCESS ROAD MAP  
EXHIBIT "E" ----- TAILRACE ACCESS ROAD MAP  
EXHIBIT "F" -----GROSS APPRAISAL  
EXHIBIT "F-1" ----- SALES  
EXHIBIT "F-2" ----- SALES MAP  
EXHIBIT "H" -----DISTRICT APPRAISER'S REVIEW CERTIFICATE

COOPER RIVER REDIVERSION CANAL  
DESIGN MEMORANDUM 5  
REAL ESTATE DESIGN MEMORANDUM  
AREA 1

1. DESIGNATION AND LOCATION

The project discussed herein is the Cooper River Rediversion Project. It lies almost entirely in Berkeley County, South Carolina, with extension into a small portion of Williamsburg County near the termination point.

The Cooper River Rediversion Project was authorized by the River and Harbor Act of 1968 (PL 90-483, 90th Congress, S 3710, August 13, 1968), Section 101 of the 1968 Act.

The proposed canal begins in the north end of Lake Moultrie and extends northwest of the settlement of Russellville, with a gradual curve toward the north-northeast and east to the Santee River. It crosses the northern end of South Carolina Highway 204 and the dirt road that continues northwesterly from that point; South Carolina Highway 35 near the Georgia Pacific Corporation; South Carolina Highway 45; U. S. Highway 52; South Carolina Highway 293; South Carolina Highway 64; and the Seaboard Coastline Railroad. This area is depicted on Exhibit "A".

It is the intent of this memorandum to include only (1) the Canal Area beginning in Lake Moultrie and extending through one of the first ownerships northeast of South Carolina Highway 35, (2) a disposal area northwest of the Canal near Lake Moultrie with a discharge canal, (3) the rights-of-way for two access roads; and (4) the contractor's area, construction area at the location of the proposed power plant. These areas are shown on Exhibit "B".

## 2. GENERAL DESCRIPTION AND ESTIMATED ACREAGE

Some 340 acres of lake area will be needed for the entrance channel. This property extends 11,800 feet into Lake Moultrie and the channel varies in width from 375 to 1500 feet. This area will be acquired under permit from the South Carolina Public Service Authority at nominal cost. This section is the water area depicted on Exhibit "B".

The area just east of the water's edge is fairly low land and is currently set aside as a controlled park with some pine trees of merchantable size. The continuation of the canal will breach the existing dike along the northern perimeter of the Santee Cooper property boundary. This section is comprised of approximately 18.4 acres and will also be acquired under permit at a nominal cost.

The canal continues on a northeasterly arc through open land and woodland, with very little merchantable trees, to South Carolina Highway 35. One residential lot on the eastern side of South Carolina Highway 35 is included. A few small frame dwellings and mobile homes lie within this area. The topography is level to undulating. The lot east of South Carolina Highway 35 is improved with a split-level brick veneer structure which will be utilized as temporary project space. This area is comprised of 217 acres of land.

A rectangular-shaped area comprising about 416 acres of land with improvements lying northwest of the proposed canal will be utilized to deposit dredge material from excavation operations. This is designated as area 4 on Exhibit "C". Alternate areas "1", "1A", "2", and "3" were not acceptable. The topography of the disposal area is relatively level. It embodies some of the best farm land in Berkeley County, and it is in an excellent state of cultivation. Within the boundaries there is some cut-over woodland and a tract of merchantable timber. Soils are grey sandy loam. The better soil is dry but some areas are somewhat wet for agricultural purposes. There is also a discharge canal at the northern end of this disposal area that will consist of 2 acres. It is planned to widen an existing canal to accommodate the flow between the disposal area and Moonshine Creek.

The access road to the construction and power plant area commences at a point on the north side of U. S. Highway 52, and extends northeasterly about 4100 feet into the center of the construction area. It crosses South Carolina Highway 64 at a point about 2000 feet northeast of U. S. Highway 52. The right-of-way is 120 feet wide and the area computes to 11.3 acres inclusive of the U. S. 52 and South Carolina 64 intersections. The land is comprised of woodland and cropland in undulating terrain.

The access road to Lake Mattassee commences at a point on the northerly side of South Carolina Highway 45 and extends northeasterly 3,900 feet in length at a width of 120 feet. This right-of-way comprises approximately 10.7 acres. It consists of woodland with some merchantable sized pines and hardwoods of varying species. The topography is gently rolling. Both access roads are depicted on Exhibit "B". This lower access road will be used for canal work in the southern portions.

The contractor's and construction facilities area abuts the southern right-of-way of the canal and is odd shaped as depicted in Exhibit "D". There is a total area of 22.8 acres of which 3.8 acres is in construction facilities area and 1.1 acres in an extended access road to the canal. See Exhibit "B" colored areas on the north side of and at the northern end of the Power Plant Access Road. The contractor's area consists of 17.9 acres that will be acquired under a temporary easement for a 10 year term.

In summary, the acquisition will encompass the following:

Area to be acquired in fee:

Canal Area	217.0 acres
Construction facilities area	3.8 acres
Extended Access Road	<u>1.1 acres</u>

To be acquired in fee	Total	221.9 acres
-----------------------	-------	-------------

Area to be acquired in easements:

Road Easements (2 Access Roads)	22.0 acres
---------------------------------	------------

Short Term

Temporary Work Area Easement (Contractor's Area-10 Years)	17.9 Acres
--	------------

Spoil Disposal Easement (Disposal Area-8 Years)	416.0 Acres
--	-------------

Drainage Ditch Easement (Discharge canal from Disposal Area-8 Years)	<u>2.0 Acres</u>
---	------------------

Total	435.9 Acres
-------	-------------

Area to be acquired under permit from the South Carolina Public Service Authority:

Channel in Lake Moultrie	340.0 acres
--------------------------	-------------

Land just east of Lake owned by South Carolina Public Service Authority	<u>18.4 acres</u>
---	-------------------

Total	358.4 acres
-------	-------------



These areas will have to be acquired from 33 ownerships.

3. CHARACTER, PRESENT USE, AND HIGHEST AND BEST USE

The first phase of the project is woodland and cropland with the commencement point being in the lake and under water. Cropland areas are being cultivated with woodland being used for timber production. Highway frontage has a limited commercial potential and a good potential for residential housing. Some farm houses in the low-price range are within the area. There is limited development along South Carolina Highway 35. A portion of an area having industrial potential is also near Highway 35 in the vicinity of the Georgia Pacific Corporation. No zoning exists at present in this area of Berkeley County.

4. GOVERNMENT-OWNED LANDS

There is no Government-owned land available in the vicinity. The Francis Marion National Forest has vast holdings in Berkeley County; but, no land is believed to be within the project area at the present time except along the route of the proposed access road to Lake Mattassee.

5. APPRAISED VALUE

The estimated value of the proposed real estate interest, including land, timber, improvements, administrative cost, and contingencies, as extracted from the Gross Appraisal attached as Exhibit "F" is as follows:

Fee Acquisition	(rounded)	\$305,100
Acquisition by permit		-
Temporary Work Area Easement - 10 year period (rounded)		6,300
Spoil Easement - 8 year period	(rounded)	193,200
Drainage Ditch Easement - 8 year period		1,100
Perpetual Road Easement	(rounded)	<u>15,500</u>
TOTAL LAND VALUES		\$521,200
Severance Damages		51,500
	Subtotal	\$572,700
Contingencies (20%)	(rounded)	114,600
TOTAL	(ROUNDED)	687,300

Acquisition Cost	62,700
Resettlement (PL 91-646)	<u>45,000</u>
GRAND TOTAL (Rounded)	\$795,000

If the easement estates are changed to fee estates the total additional amount including a 20% contingency allowance would be \$26,200.

#### 6. DISPLACEMENT OF FAMILIES

There are 13 occupied dwellings in this first or initial stage of acquisition and 2 empty ones. This neighborhood has very little additional decent, safe, and sanitary housing available; however, several real estate firms in Moncks Corner and one in St. Stephens stated that within a radius of approximately 25 miles there should be no problem relocating these families.

In future phases of development of the proposed canal, there are presently 54 occupied dwellings and two under construction that will be affected. A study has been made by the Savannah District which indicates that during the period in which the project will be acquired, there will be sufficient decent safe and sanitary housing available for the 71 occupants. There is a proposed low cost housing project for St. Stephens which is to contain 39 units for low income families and 12 units for the elderly. These are to be rental units and construction is to begin in September 1974. The anticipated completion date is April 1975.

#### 7. LOCAL ECONOMIC CONDITIONS

A large portion of Berkley County is occupied by the Francis Marion National Forest. The county comprises about 1,110 square miles and about 704,000 acres of land area.

The economy of the rural area is dependent to a large degree on production of agricultural products. Industry is located near Moncks Corner, the County Seat, and other towns. Residents are employed at local industries and at Charleston, approximately 50 miles away. The proposed project will not adversely affect the local economy.

The economic status of the project area is considered to be good. Local businesses as well as farms seem to be prosperous. Land values, like other phases of the economy are trending upward. Government subsidies for low-priced housing appear to enhance the economy of rural areas.

The Auditor, Mr. William Watts, and Tax Assessor, Mr. C. W. Edwards, of Berkeley County, South Carolina were contacted in their respective offices at the County Courthouse concerning tax assessments. According to them, assessments are based upon about 3% of the fair market value of buildings with a millage rate of 130 mills. Acreage is normally taxed at \$4.00 per acre with an assessment of 52¢. Lots average about \$50 with an assessment of \$6.50.

Tax loss to Berkeley County and South Carolina is estimated at \$1,248 per annum.

8. RESETTLEMENT (PUBLIC LAW 91-646)

The estimated costs of relocating 15 owners or tenants who will be displaced from lands needed in connection with this portion of the project are as follows:

Canal Area 14 x \$3,000	\$42,000
Disposal Area 1 x \$3,000 (Privately owned)	3,000
Construction & Power Plant Facilities Site	-
Access Road to Construction & Power Plant Facilities Site	-
Access Road to Lake Mattassee	-
Total Estimated Resettlement Cost - PL 91-646 .....	\$45,000

There will be another 56 owners or tenants who will be displaced in the remaining portion of the project.

9. RIGHT-OF-WAY AND RELOCATIONS

a. Road Right-Of-Way Requirements: Right-of-way will be required for two access roads. One into the construction and power plant area from South Carolina Highway 64 and U. S. Highway 52 and the other into the Lake Mattassee area from South Carolina Highway 45. The proposed easement estates for access roads will be in perpetuity.

b. Relocations: The acquisition under the first phase of the project does not contemplate any relocation of highways, roads, railroads, pipelines, and utilities. No existing public roads will be utilized within the purview of section 207 (a) of PL 86-645.

Under future phases of the canal, a road along the northern side of the canal along the dike from U. S. Highway 52 around the power house and

under the Seaboard Coastline Railroad is under consideration to be opened for the property owners in this area to use. This should remove the severance damage on several tracts by providing accessibility.

10. STRUCTURE AND FACILITIES - (PL 85-500)

There are no public schools, fire stations, etc., that fall within the purview of Section III of the Act of Congress approved 3 July 1958 (PL 85-500).

11. OUTSTANDING RIGHTS

The usual road, highway, and utility easements exist. There is no specific trading in minerals. A recent survey of real estate personnel in the area revealed no known mineral rights bought or sold in the area; therefore, no value estimates were assigned or attributed to minerals. No riparian or water rights are believed to presently exist on the subject property.

12. TIMBER AND VEGETATIVE COVER

Where clearing of vegetative cover is required, land owners, and owners of timber cutting rights will have the option of harvesting all timber within the time specified by the Government if he elects to do so, as well as harvest any annual crops.

13. MAPS

EXHIBIT "A" - Location Map

EXHIBIT "B" - General Plan Map

EXHIBIT "C" - Disposal Area Map

EXHIBIT "D" - Power House Access Road Map

EXHIBIT "E" - Tailrace Access Road Map

EXHIBIT "F-2" - Sales Map

14. AERIAL MOSAIC

It is understood that no aerial photography has been acquired of a recent date; therefore, none are available for inclusion in this Real Estate Design Memorandum.

15. ACQUISITION OR RELOCATION OF TOWNS AND CEMETERIES

There are no towns to be relocated, nor will any cemeteries be involved in the first phase of project construction.

16. ADMINISTRATIVE COSTS

Acquisition will be accomplished by the Savannah District Real Estate Division. Administrative cost incident to the acquisition of the required interests considered in this Memorandum are estimated as follows:

Mapping and Surveying	\$ 400
Appraising	500
Title Evidence	125
Negotiations and Closing	500
Condemnation	225
Relocation Costs PL 91-646	<u>150</u>
TOTAL ESTIMATED ADMINISTRATIVE COSTS <u>PER TRACT</u>	\$ 1,900
TOTAL FOR THIS MEMORANDUM (33 TRACTS)	\$62,700

17. CERTIFICATION

The certification of the District Appraiser as to the reasonableness of values shown in the Gross Appraisal is attached hereto as Exhibit "H".

18. ACQUISITION SCHEDULE

It is assumed that funding will be made available after the directive is received to proceed with the first phase of the project.

a. Tract Surveying and Mapping

Limited amount accomplished in connection with Engineering Surveys.

Anticipated completion date - 6 months

b. Procurement of Title Evidence

Commence one month after initial funding.

Anticipated completion date - 10 months

c. Appraising

Commence two months after initial funding.

Anticipated completion date - 4 months

d. Negotiating - Closing

Commence three months after initial funding.

Anticipated completion date - 6 months

e. Condemnation

Commence seven months after initial funding.

Anticipated completion date - 10 months

f. Reimbursement under PL 91-646

Commence six months after initial funding.

Anticipated completion date - 5 months

19. ESTATE PROPOSED FOR ACQUISITION

a. Fee title is recommended for all tracts in the canal area and construction facilities area and extended access road, except over South Carolina Public Service Authority Property.

Fee Simple Title.

The fee simple title to (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_) subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

b. The following estate is proposed to acquire an easement for the disposal of dredge material over privately-owned lands.

A temporary and assignable easement to enter upon, over, and across the following described land, to-wit:

(Description of Land)

together with the right and privilege to deposit on the hereinbefore described land or on any part thereof, any and all dredge material and other matter excavated in the improvement and maintenance of the aforesaid Project for a period of eight (8) years from the date of the execution of this conveyance; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

c. The following estate is proposed to acquire an easement for the purpose of excavating, widening, and operation of a drainage ditch at the northern side of the disposal area, as well as the deposit of excavated material over privately owned land.

A temporary and assignable right and easement to construct, operate, and maintain a drainage ditch on, over, and across the following described land to-wit:

(Description of Land)

together with the right and privilege to clear, cut, fell, remove, and dispose of any and all timber, trees, underbrush, buildings, improvements, and/or other obstructions therefrom, to excavate, cut away, and remove any or all of said land and to place thereon excavated material for a period of eight (8) years from the date of execution of this conveyance, and for such other purposes as may be required in connection with aforesaid Project; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

d. The following estate is proposed to acquire a temporary work area easement for the contractor's work area for the construction of the power plant facilities.

A temporary and assignable easement and right-of-way in, on, over, and across the following described land, to-wit:

(Description of Land)

for use by the United States, its representatives, agents, and contractors as a borrow area and work area, including the right to borrow and/or deposit fill, dredge, and waste material thereon, move, store, and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the aforesaid Project for a period of ten (10) years from the date of the execution of this conveyance, together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

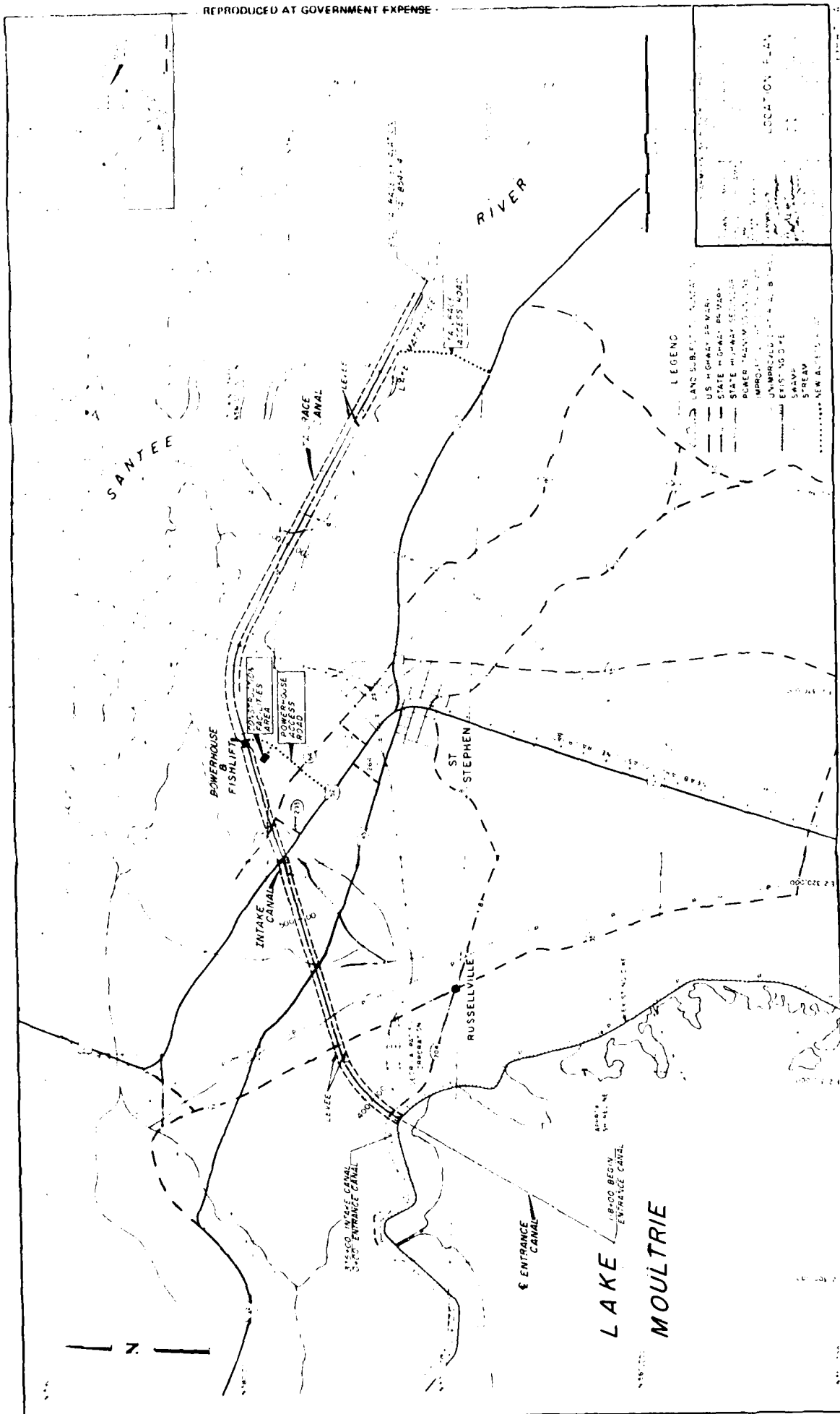
e. A perpetual easement estate is proposed for the access road from U. S. Highway 52, across South Carolina Highway 64, to the construction and power plant area; and the access road from South Carolina Highway 45 to Lake Mattassee area.

Road Easement.

A perpetual and assignable easement and right-of-way in, on, over, and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_), for the location, construction, operation, maintenance, alteration and replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the owners, their heirs and assigns, the right to use the surface of the land as access to their adjoining land; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

f. The South Carolina Public Service Authority has agreed to grant a permit over all land needed for construction of the canal. This includes the entrance channel in Lake Moultrie and a section of land contiguous to the lake.





# PLANNING MAP

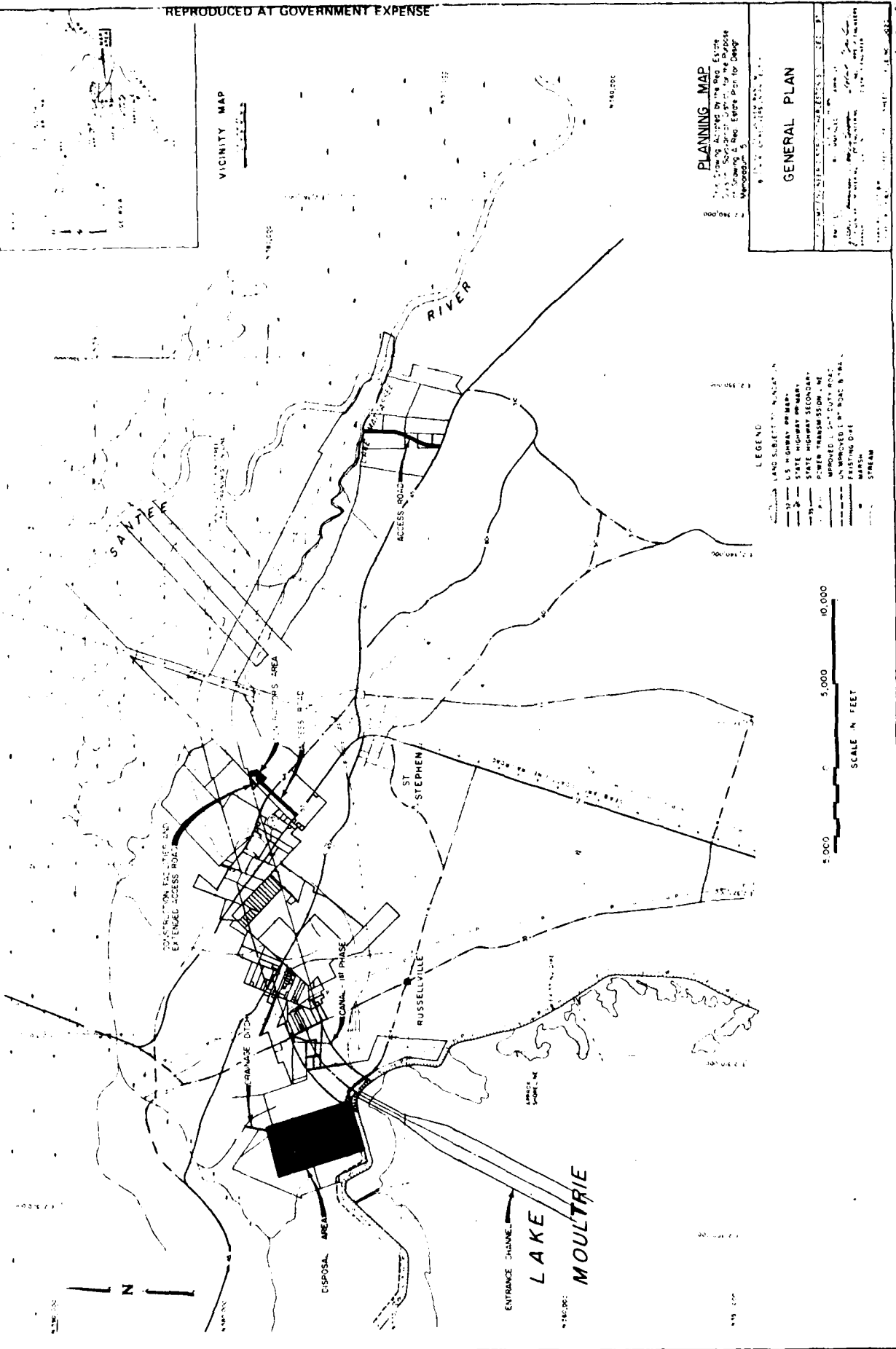
This map is being prepared by the Army Corps of Engineers, Vicksburg District, for the purpose of planning and engineering studies for the proposed canal and access road for the disposal area.

## GENERAL PLAN

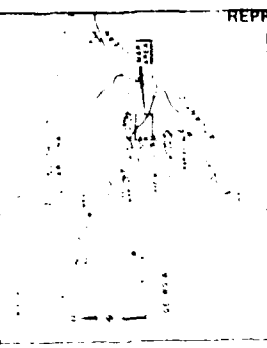
DATE	10/1/54
BY	W. H. HARRIS
CHECKED BY	J. H. HARRIS
APPROVED BY	J. H. HARRIS
SCALE	1" = 10,000'

### LEGEND

- LAND SUBJECT TO ACQUISITION
- U.S. HIGHWAY PRIMARY
- STATE HIGHWAY PRIMARY
- STATE HIGHWAY SECONDARY
- POWER TRANSMISSION LINE
- IMPROVED 12' DUTY ROAD
- UNIMPROVED 12' DUTY ROAD
- IRRIGATION CANAL
- WATERWAY
- STREAM

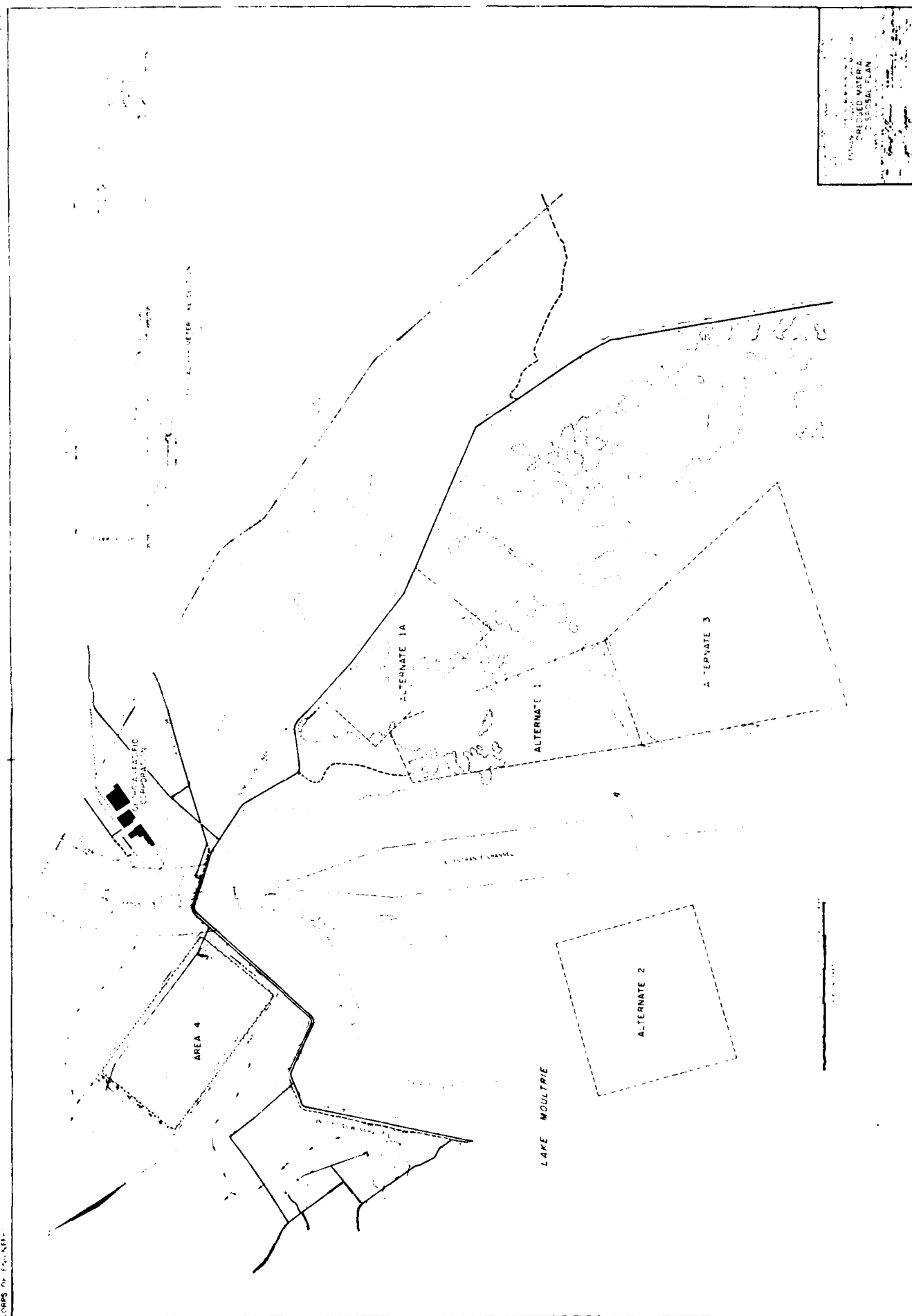


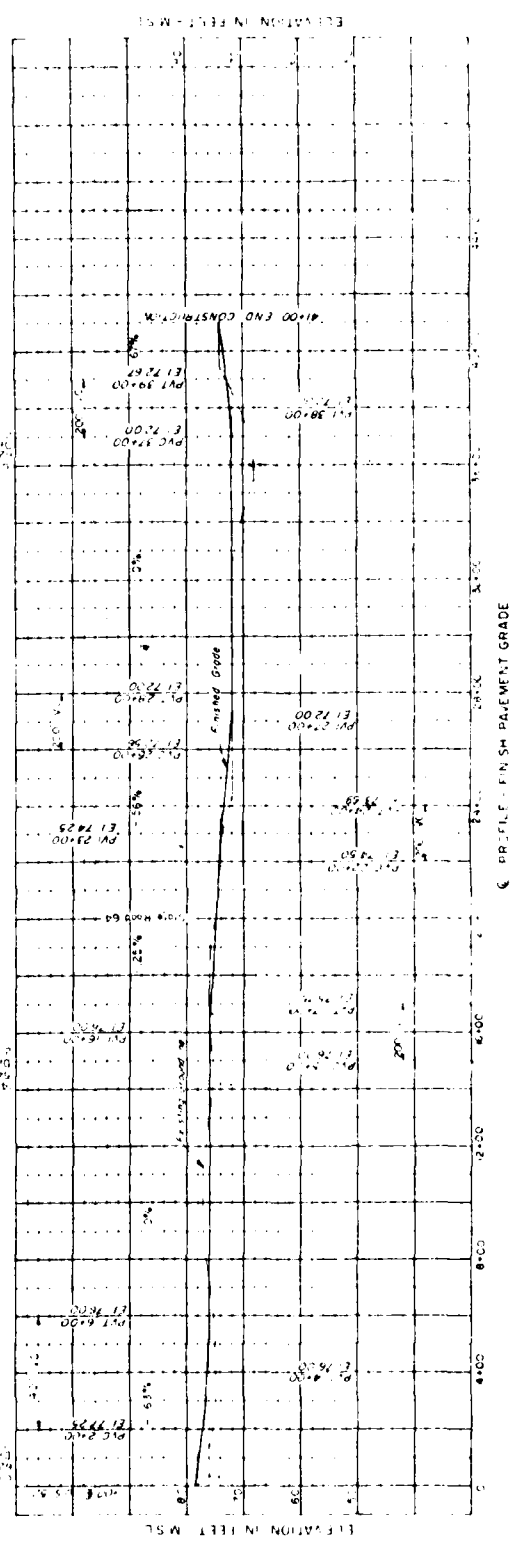
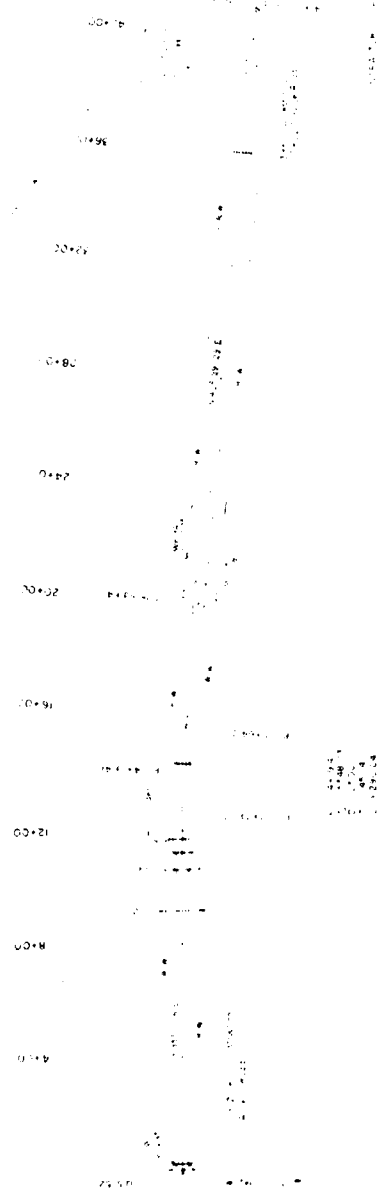
### VICINITY MAP



ENGINEERING  
DESIGN  
SECTION  
PAPER NO. 1000  
1950

CORPS OF ENGINEERS





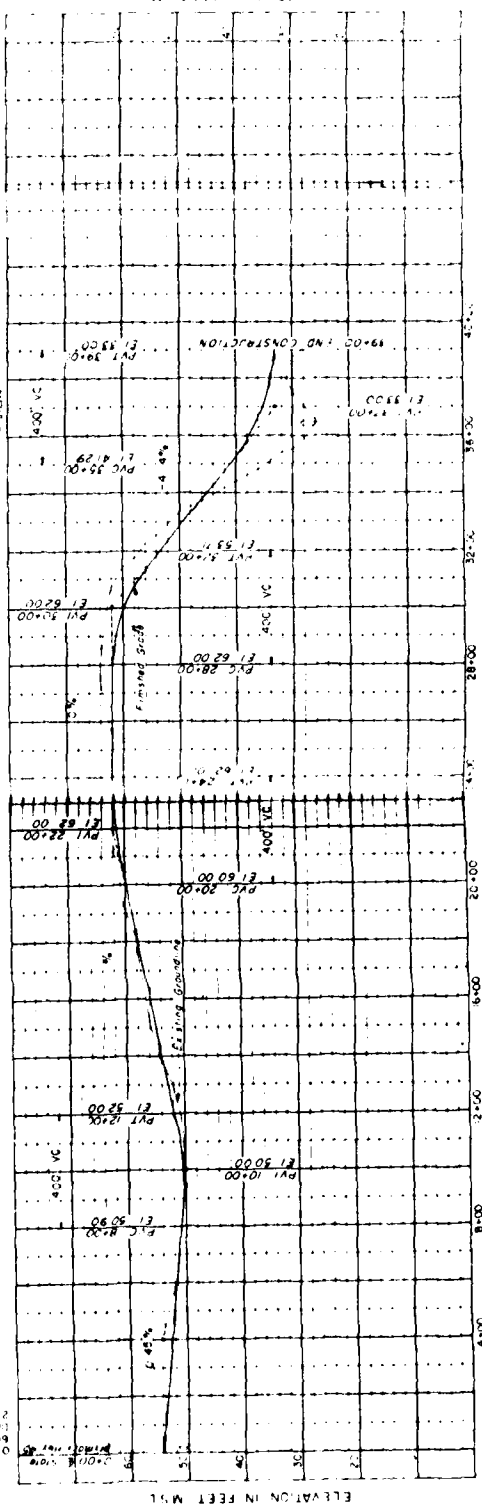
PLAN & PROFILE  
PLAN B PROFILE

TYPICAL ROADWAY SECTION

10.45' Road  
18.42' Cross  
2' HDMS  
2' HDMS

PLAN  
20' SCALE

0.50' Road  
60.74' Cross  
2' HDMS  
2' HDMS



U. S. ARMY ENGINEER DISTRICT, SAVANNAH  
CORPS OF ENGINEERS  
SAVANNAH, GEORGIA

NARRATIVE GROSS APPRAISAL REPORT  
AREA I  
COOPER RIVER REDIVERSION CANAL  
BERKELEY COUNTY, SOUTH CAROLINA

1. Estimated Ownerships:

Thirty-three (33).

2. Description of Project:

See attached map, Exhibit "B", depicting project boundaries. The considered area is at the western end of the channel in Lake Moultrie and extends to South Carolina Highway 35. It also includes 1 parcel on the eastern side of Highway 35, 2 access roads, a construction facilities and contractor's area, a spoil area and disposal canal. These areas are depicted as the colored areas on Exhibit "B".

3. Certification and Value Estimate:

I hereby certify that I have made sufficient investigation to acquaint myself generally with real estate values in and around the proposed project area, that I have examined the project area sufficiently to estimate the gross value of the properties to be acquired and that, subject to the assumptions and limitations listed, it is my unbiased judgment that the gross estimate of value of the real estate interest to be acquired is \$795,000 as of July 1974.

16 August 1974


  
JAMES E. CROWDER  
Appraiser

EXHIBIT "F"

4. Purpose of Appraisal:

The purpose of this appraisal is to estimate the "Fair Market Value" of approximately 221.9 acres of fee acquisition; 22 acres of easement in perpetuity; 416 acres of easement for 8 years; an 8-year easement on approximately 2 acres to increase drainage; a 10-year easement on 17.9 acres and approximately 358.4 acres to be acquired under permit at no cost from the South Carolina Public Service Authority.

5. Assumptions and Limitations:

- a. That titles are clear and merchantable.
- b. That maps and dimensions furnished in DM #3 - Entrance Channel in Lake Moultrie, DM #4 - Access Roads and Construction Facilities, and maps and acreage furnished are correct.
- c. That acreages furnished are correct except for the areas of the access roads which were computed by the writer.
- d. That this appraisal is made subject to any easements for public roads, transmission lines, pipelines, and other public utilities.
- e. That there are no mineral deposits in the area that would affect the value of the area to be acquired.
- f. That all verification of sales by another staff member of this office is correct.

6. Area and Neighborhood Data:

The canal area is located in the northeast corner of Lake Moultrie and northeast of this area. The disposal area lies just north of the northeastern corner of Lake Moultrie. This area is predominantly rural crop land or forest land with low to middle income housing scattered along paved as well as dirt roads. The access roads, contractors and construction area are likewise rural and east of this area.

This locality is approximately 18 miles from Moncks Corner, the County Seat of Berkeley County. The nearest town is St. Stephens, which appears to be a rural town that was declining but has stabilized. The canal is just west, north, and east of St. Stephens. The County has had recent industrial growth but only the Georgia Pacific Plant is located in subject area.

## 7. General Description of Project Area:

The proposed canal begins at the north end of Lake Moultrie and extends northwest of the settlement of Russellville, with a gradual curve toward the north - northeast and east to the Santee River. It crosses South Carolina Highway 35 near the Georgia Pacific Corporation; S.C. Highway 45; U.S. Highway 52; S.C. Highway 293; S.C. Highway 64; and the Atlantic Coastline Railroad north of St. Stephens, South Carolina. The approximate length over land is 9.5 miles.

The portion of the canal covered in this appraisal is the channel in Lake Moultrie which is the western-most part of the canal; a strip of land 500 feet wide and 1600 feet long from the lake's edge to S.C. Public Service Authority's boundary; then a 2000-foot wide strip to S.C. Highway 35 and one lot across S.C. Highway 35. Also included is a disposal area northwest of the canal and north of Lake Moultrie and a discharge canal; an access road known as the Powerhouse Access Road; the contractor's area, the construction facilities area, and the extended access road and the access road to Lake Mattassee, known as the Tailrace Access Road.

### a. Fee Acquisition.

Of the total acreage involved in the acquisition of the canal property, only the portion west of S.C. Highway 35 and one lot east of Highway 35, to the western boundary of the S.C. Public Service Authority's property is in fee. This area comprises approximately 217 acres of land. The land is sandy loam, relatively level to undulating, and varies from high dry cropland to low wet woodland. The woodland areas appear to have very little quality merchantable wood.

The construction facilities and extended access road area is rural woodland with a sandy soil on level to undulating topography. This area consists of 3.8 acres and 1.1 acres respectively, and has some merchantable pulpwood. It will be acquired in fee.

### b. Spoil Easement (8-Year Duration).

The dredge material area lies a short distance north of the intersection of the canal with Lake Moultrie. This area is comprised of 416 acres of land of which 345 acres will be used for disposal of material, while the remainder will be needed for the construction and maintenance of the dikes. Of this 416 acres of land, approximately 195 acres are sandy loam farm land planted in soybeans and corn. This area has some of the nicest fields observed in the area. There are approximately 146 acres of cut-over woodland. There are also approximately 75 acres of timberland with merchantable timber.



c. Drainage Canal Easement (8-Year Duration).

The drainage canal lies on the northern side of the disposal area and will comprise an estimated 2 acres of land. A canal exists at present but it is not large enough to accommodate the maximum flow of water from the larger dredge. This canal is to be increased in size from 4' to 8' at the bottom and extends 1300 feet to Moonshine Creek. The canal crosses mostly farm land.

d. Temporary Work-Area Easement (10-Year Duration).

The contractor's area lies at the northern end and south of the powerhouse access road. This area consists of 17.9 acres of rural land with an undulating topography and sandy soil. There is also some merchantable pulpwood on this area.

e. Channel Permit.

The construction of the western-most part of the canal will be in Lake Moultrie. This area lies underwater and comprises approximately 340 acres of land for the channel cut. This area is to be acquired under a permit from the S. C. Public Service Authority at nominal cost. Also, the area from the shore through the Public Service Authority will have an acreage of approximately 18.4 acres that will be acquired under permit.

f. Perpetual Road Right-of-Way Easement.

There are two access road easements; namely, the "Powerhouse Access Road", and the "Tailrace Access Road". The Powerhouse Access Road extends from U.S. Highway 52 across open farmland (perpendicular to U.S. Highway 52) for a distance of approximately 2050 feet where it intersects S.C. Highway 64. It crosses S.C. Highway 64 and proceeds through a small field and into the woods in a northeasterly direction for an additional 2050 feet. Approximately 11.3 acres of land, inclusive of the right-of-way of the intersection with U.S. Highway 52 and S.C. Highway 64, are included. This area has sandy loam soil with an undulating topography.

The Lake Mattassee Access Road commences at a point on the northern side of S.C. Highway 45 and extends northeasterly 3900 feet to the vicinity of Lake Mattassee. This road is 120 feet wide, and is entirely through timberland of pines and various hardwoods as well as some cypress trees. It contains 10.7 acres. Approximately one-half of this road will follow an old woods or river road. The remaining portion will penetrate a pine forest. This area is gently rolling land with some high dry areas as well as some low swampy areas.

There has been some excavation of the soil on one tract beside the proposed road; however, it has not been utilized in many years based on the size of existing pines in the area.

8. Resettlement:

Based on a cursory inspection, an estimated 13 families will need resettlement. Also, there are two old abandoned dwellings. Only the occupants on the part of the canal areas being presently considered are included in this tabulation.

On the remaining portion of the proposed canal area, there are an estimated 40 occupied dwellings, 12 occupied trailers, 2 built-on-to occupied trailers, 2 houses under construction, 1 abandoned house in poor condition, 1 American Legion Post, 1 store, 1 motel, 1 night club, as well as numerous small out buildings. From the above information, it is estimated that 56 families or dwellings must be resettled.

9. Relocation:

There is only one road that will be affected and only minor affects on power lines in this initial phase. The road is S.C. Highway 204 which is paved. Just inside the canal area, the pavement ends and the road continues as an improved dirt road. The canal will sever the northern end of the paved part and the southern portion of the improved dirt road. No plans exist to reconnect this road.

No families live on this improved dirt strip, but families live on the road it intersects. This road only acts as an abbreviated route between both of its ends and the severing of the road only makes some property more remotely located and eliminates a "short-cut".

Other highways that will be severed but are not considered in this phase are: S.C. Highway 35; S.C. Highway 45; and U.S. Highway 52. At the present time, 2 or 3 bridges are being considered to carry these highways and finalized plans have not been completed. S.C. Highway 293 and S.C. Highway 64 will also be severed, but the power plant access road will essentially replace S.C. Highway 293 between U.S. Highway 52 and S.C. Highway 64. This should alleviate any problems south of the canal on S.C. Highway 64. On the north side of the canal from U.S. 52 eastward, the present plan is to open a road along the dike on the northern side of the canal from U.S. Highway 52 eastward by the power-house and under the Seaboard Coastline Railroad.

There are two general proposals for the access to property in this area which have not been finalized or studied. One proposal is for

a bridge to span the canal somewhere along the Canal between the powerhouse and the railroad. Another proposed is to have the S.C. Highway Department build a road in the area north of the canal.

10. Timber Value Estimation:

Merchantable timber values set forth in this appraisal report are based on an estimate by this appraiser. This gross estimate is based on a cursory inspection of all major woodland areas.

The only areas that are considered to contain merchantable timber are the Public Service Authority's area near the lake used as approximately 75 acres of land in the disposal area; the road rights-of-way; and the construction facilities and contractor's area. The timber in the park area is estimated at \$200 per acre and the timber in the disposal area is estimated at \$400 per acre. The timber in the Power Plant Access Road area, construction facilities and contractor's area is estimated at \$150 per acre. The timber in the Lake Mattassee Access Road Area is estimated at \$100 per acre.

11. Crops and Crop Damage:

No consideration will be given in this appraisal for any crops or crop damage as it is anticipated that the acquisition schedule will permit landowners to harvest any crops existing at the time of acquisition. Landowners affected by this acquisition with crop allotments should be able to transfer the allotments.

12. Mineral Values:

After discussions with four real estate representatives and the Berkeley County Tax Assessor, the writer concludes that there are no mineral values involved in the area.

13. Contingencies:

It is considered that contingencies in the amount of 20% should be sufficient to offset factors such as the possibility of minor acreage changes when surveys are accomplished, minor severance damages, and increased land and/or timber values.

14. Market Data:

In estimating fair market values for the various land classifications involved in this proposed acquisition, a total of 16 sales were inspected and utilized. The sales included in this report were verified,

inspected, and analyzed by another staff member but were also inspected and analyzed by the writer. All of the sales are in Exhibit "F-1", and located on the sales map on Exhibit "F-2".

All of the following sales are in Berkeley County, S.C. They are mostly located relatively close to subject, but are not very recent. Using the latest sales in comparison with earlier sales, an indication of approximately 30% per annum is needed for time adjustment on rural land. Using this adjustment, an indicated value of cropland is \$600 per acre and woodland is \$250 per acre. The highway frontage is estimated at \$2,000 per acre and homesites are \$1,000 per acre. The only sale for industrial property in the area was to the Georgia Pacific Corporation and it was felt to be extremely high. It is used for the purpose of a gross appraisal due to the fact part of Georgia Pacific's property will be part of subject. Industrial property is \$15,000 per acre.

15. Estimated Valuation of Proposed Acquisition:

I. Canal and Channel Area.

A. Fee Acquisition and By Permit.

<u>Land</u>		
10	Acs Homesites @ \$1,000	\$ 10,000
77	Acs Cropland @ \$ 600	46,200
115	Acs Woodland @ \$ 250	28,750
10	Acs Highway Frontage @ \$ 2,000	20,000
5	Acs Industrial Potential @ \$15,000	75,000
340	Acs in Lake Moultrie by Permit	NONE
18.4	" Dry Land by Permit	NONE
575.4 Acs	SUBTOTAL	\$179,950
	Estimated Value of Improvements	<u>\$123,200</u>
	SUBTOTAL	\$303,150
	Severance Damage	<u>25,000</u>
	SUBTOTAL	\$328,150
	Contingencies @ 20%	\$ 65,630
	Acquisition Cost 12x\$1,900	\$ 22,800
	Resettlement PL 91-646 14x\$3,000	\$ 42,000
	Total Estimated Cost of Canal and Channel	
	Area by Permit and Fee Acquisition	\$458,580
	ROUNDED TO	\$458,600

II. Construction Facilities, Contractor's Area and Extended Access Road.

A. Fee Acquisition (Construction Facilities Area and Extended Access Road)

Land

4.9 Acres Woodland @ \$250	\$ 1,225
Estimated Value of Improvements	NONE
Timber	\$ 735
SUBTOTAL	\$ 1,960
Severance Damage	\$ 1,000
SUBTOTAL	\$ 2,960
Contingencies @ 20%	\$ 592
Acquisition Cost 2x\$1,900	3,800
PL 91-646	-
Total Estimated Cost of Construction Facilities Area & Extended Access Road	\$ 7,352
ROUNDED TO	\$ 7,400

B. Temporary Work Area Easement (10-YR Period)

(Contractor's Area)

17.9 Acres Woodland @ \$200	\$ 3,580
Estimated Value of Improvements	NONE
Timber	\$ 2,685
SUBTOTAL	\$ 6,265
Severance Damages	\$ 3,000
SUBTOTAL	\$ 9,265
Contingencies @ 20%	\$ 1,853
Acquisition Cost 2x\$1,900	3,800
Resettlement PL 91-646	NONE
Total Estimated Cost of Temporary Work Area (Contractor's Area)	\$ 14,918

ROUNDED TO \$ 14,900

Fee purchase would increase the total by \$1,100 including 20% contingencies.

III. Disposal Area and Discharge Ditch.

A. Spoil Easement (8-Year Easement).

Land

195 Acs Openland @ \$550	\$107,250
146 Acs Cutover Woodland @ \$200	29,200
<u>75 Acs Woodland @ \$200</u>	<u>15,000</u>
416	
	SUBTOTAL
	\$151,450
Estimated Value of Improvements	\$ 11,800
Timber	<u>30,000</u>
	SUBTOTAL
	\$193,250
Severance Damages	<u>\$ 20,000</u>
	SUBTOTAL
	\$213,250
Contingencies @ 20%	\$ 42,650
Acquisition Costs 5 x \$1,900	9,500
Resettlement PL 91-646 1 x \$3,000	<u>3,000</u>
Total Estimated Cost of Spoil Easement	\$268,400
	ROUNDED TO
	\$268,400

To purchase the disposal area in fee would increase the land value by an estimated \$20,800 and raise the contingency allowance \$4,160 for a total increase of \$24,960 for a difference of approximately \$25,000 over the spoil easement estimate.

B. Drainage Ditch Easement (8-Year Period).

Land

2 Acs Openland @ \$550	\$ 1,100
Estimated Value of Improvements	<u>NONE</u>
	SUBTOTAL
	\$ 1,100
Severance Damage	<u>1,000</u>
	SUBTOTAL
	\$ 2,100
Contingencies @ 20%	\$ 420
Acquisition Cost 3 x \$1,900	5,700
Resettlement PL 91-646	<u>NONE</u>
Total Estimated Cost of Drainage Ditch Easement	\$ 8,220
	ROUNDED TO \$
	8,200

Fee purchase would increase the total by \$100 including 20% contingencies.

IV. Access Roads to Powerhouse Area and to Lake Mattassee Area.

A. Perpetual Easement Estate (Powerhouse Area)

Land

3	Acs	Highway Frontage @	\$2,000	\$	6,000
4	Acs	Cropland @	\$ 600	\$	2,400
4.3	Acs	Woodland @	\$ 250	\$	1,075
11.3	Acs			SUBTOTAL	\$ 9,475

Estimated Value of Improvements	NONE
Timber	\$ 645
	SUBTOTAL
	\$ 10,120

Severance Damage	\$ 1,500
	SUBTOTAL
	\$ 11,620

Contingencies @ 20%	\$ 2,324
Acquisition Cost 2x\$1,900	3,800
Resettlement PL 91-646	NONE
Total Estimated Cost for Easement to Powerhouse Area	\$ 17,744

ROUNDED TO \$ 17,700

Road easement in perpetuity is tantamount to fee estate.

B. Perpetual Easement Estate (Lake Mattassee Area)

Land

1	Acs	Highway Frontage @	\$2,000		
9.7	Acs	Woodland @	250	\$	2,425
10.7	Acs			SUBTOTAL	\$ 4,425

Estimated Value of Improvements	NONE
Timber	\$ 970
	SUBTOTAL
	\$ 5,395

Severance Damage	NONE
------------------	------

Contingencies @ 20%	\$ 1,079
Acquisition Cost 7x\$1,900	13,300
Resettlement PL 91-646	NONE
Total Estimated Cost for Easement to Lake Mattassee Area	\$ 19,774

ROUNDED TO \$ 19,800

EXHIBIT "F"





S A L E S

EXHIBIT "F-1"

Sale No. 1      257.2 Acres (- 2.5 Reserved for Home Site)      254.71 Acres

Date: 17 April 1972      Recording Data: A-241/107

Berkeley County, 1st Stephens Township

Grantor: Jewel Dunning

Grantee: J. T. Dorrence, Jr.

Price confirmed by Mr. Dan Clark, Yard

Foreman, Oakland Club on 12 February 1974 ..... \$62,250.00

Improvements:

1 Dwelling, Concrete Block	\$4,000	Poor Condition at time of Sale
1 Concrete Block Barn	\$ 500	Fair Condition
1 Tobacco Barn	\$ 75	Fair Condition
1 Old Dwelling	<u>\$1,000</u>	Poor Condition

\$5,575

Land:

Openland (Agr.)	142.6	Ac	@ \$350	\$49,910.00
Upland Woodland & Timber	52.11	Ac	@ \$120	\$ 6,253.20
Low Woodland & Timber (Swamp Type)	60.00	Ac	@ \$ 75	<u>\$ 4,500.00</u>

Estimated Value of Land and Timber

\$60,663.20

Rounded To

\$60,675.00

Price Per Acre ..... \$238.21

EXHIBIT "F-1"

Sale No. 2        20 Acres

Date: 22 February 1973     Recording Data: A-251/77

Berkeley County, 1st St. Stephens Township

Grantor: T. P. Fulmore

Grantee: C. Van N. Foster

Price confirmed by Mr. Dan Clark,  
Yard Forman, Oakland Club on 12 February 1974 ..... \$6,792.00

Improvements: None

Land:

Abandoned Open Lowland     20 Acres

Per Acre Land Value ..... \$ 339.60

EXHIBIT "F-1"

Sale No. 3      13.9 Acres

Date: 16 July 1973      Recording Data: A-258/14

Grantor: H. K. Russell

Grantee: Juliett M. Griffin

Price Unconfirmed. Consideration on Record. .... \$5,500.00

Inspected on 11 February 1974.

Improvements: None

Land

    Mostly Low Grade Woodland      13.9 Acres      \$5,500.00

Per Acre Land Value..... \$ 395.69

Located very near Russellville.

EXHIBIT "F-1"

Sale No. 4        13.9 Acres

Date: 20 March 1973        Recording Data: A-252/90

Grantor: Raymond C. Russell and Manda C. Russell

Grantee: Monroe Wadford

Price confirmed by Mr. Harold Crawford,  
neighbor of Grantor's holdings on 11 February 1974

Improvements: None

Land:

Cut-over Woodland	13.9 Acres	\$5,000.00
-------------------	------------	------------

Per Acre Value .....	\$ 359.71
----------------------	-----------

Located very near Russellville.

EXHIBIT "F-1"

Sale No. 5        1.05 Acres

Date: 19 July 1973        Recording Data: A-257/119

Grantor: Ray Jeffords, et ux

Grantee: Georgia Pacific Corporation

Price confirmed on 11 February 1974 with  
Mr. Rod Brenneman, Office Manager ..... \$25,000.00

Improvements:

1 Dwelling, Frame	\$6,000
1 Dwelling, Vacant	<u>\$1,500</u>
	\$7,500

Land:

Site    2.00 Ac    Computes out at 1.05 Ac

Per Acre Value ..... \$16,666.66

Since sale was analyzed, the buildings have been removed.

EXHIBIT "F-1"

Sale No. 6      15.00 Acres

Date: 7 May 1973      Recording Data: A-254/96

Grantor: S. H. Hughes

Grantee: D. K. Murry

Price Confirmed with Tenant, Mr. Clayton  
Poole on 11 February 1974 at \$7,500 but  
stated he would have paid \$9,500 for the property.

Improvements:

1 Small Dwelling	\$3,000
1 Barn	<u>\$ 500</u>

Estimated Value of Improvements ..... \$3,500.00

Land:

11 Acres Openland @ \$330	\$3,630
4 Acres Woodland @ \$ 80	<u>\$ 320</u>
& Timber	

Estimated Value of Land and Timber ..... \$3,950.00

Total Estimated Value of Sale..... \$7,450.00

Rounded To \$7,500.00

Price Per Acre ..... \$263.33

EXHIBIT "F-1"

Sale No. 7        .77 Acre

Date: 18 October 1973        Recording Data: A-262/32

Grantor: Lucille Snipe

Grantee: A. J. Browder

Price confirmed on 25 February 1974 with  
Mr. A. J. Browder ..... \$1,000.00

This is an unimproved lot with frontage on south side of  
Old River Road.

Improvements: None

Land:

Lot       .77 Acre    \$1,000

Price Per Acre .....\$1,298.70

Say \$1,300.00

EXHIBIT "F-1"



Sale No. 8 .50 Acre

Date: 1 October 1973 Recording Data: A-263/19

Grantor: Mr. Frank Gwin, et ux

Grantee: Mr. Robert K. Adkins, et ux

Price confirmed with Mr. Frank Gwin,  
Grantor, and part-time real estate developer on  
11 February 1974 ..... \$19,000.00

Deed indicated \$5,000 consideration which was down payment. A new  
brick veneer building is situated on lot which fronts on the westerly  
right-of-way of Hickory Street, south of Highway No. 64, in corporate  
limits of St. Stephen.

Improvements:

Brick Veneer Dwelling	\$15,500
-----------------------	----------

Land:

Lot .50 Acre	\$3,500
--------------	---------

Price Per Acre ..... \$ 7,000.00

Sale No. 9        13.4 Acres

Date: 8 November 1969        Recording Data: A-204/174

Grantor: Saddle L. Baggett

Grantee: Dr. S. O. Schumann, E. P. Keller, R. E. Schipman  
Investors Inc., St. Stephens

Price confirmed by Mr. E. P. Keller on  
12 February 1974 ..... \$13,800.00

Mr. Keller stated that site was purchased for a private school and  
was a little below fair market value. Should have been \$1,500 per acre.

Improvements: None

Land:

13.4 Acres Woodland Tract    \$13,800.00

Price Per Acre ..... \$ 1,029.50

Analyzed Value Should Be ..... \$ 1,500.00

EXHIBIT "F-1"

Sale No. 10      38 Acres

Date: 4 May 1973      Recording Data: A-254/80

Grantor: T. A. Crawford

Grantee: J. B. Wilson

on 2/13/74 at about 12 noon ..... \$42,000

Buildings were in run-down state, consisted of brick veneer dwelling and old barn. Dwelling had central heat and A/C.

Improvements:

1 Dwelling	\$25,000
Out Building	<u>\$ 300</u>

Estimated Value of Improvements      \$25,300

Land:

30 Acres	Openland @ \$525	\$15,750
8 Acres	Woodland @ \$120	<u>\$ 960</u>
	& Timber	

Estimated Value of Land and Timber      \$16,710

Total Estimated Value of Sale      \$42,010

Rounded To      \$42,000

Price Per Acre of Land ..... \$439.73

EXHIBIT "F-1"

Sale No. 11      21.5 Acres

Date: 6 April 1970      Recording Data: A-209/83

Grantor: Bernice C. Thornley and Billy Thornley Orin

Grantee: Joseph Richard Brunson and Fred A. Waters

Price Confirmed by Mr. Richard Brunson  
on late afternoon 2/12/74, 21.5 acres for ..... \$ 9,675

A new brick veneer home has since been constructed thereon.

Improvements: None at time of sale.

Land:

13.0 Acres	Openland	@ \$645	\$8,385
8.5 Acres	Woodland	@ \$150	<u>\$1,275</u>
	& Timber		

Total Estimated Value of Land and Timber Included in Sale      \$ 9,660

Say \$ 9,675

Price Per Acre ..... \$450.00

Well located tract near Bonneau

EXHIBIT "F-1"

Sale No. 12      166.71 Acres

Date: 28 December 1973      Recording Data: A-265/28

Grantor: Clarence G. Keller

Grantee: Harry D. Mims

Price confirmed by Mr. Bobby Long, Soil  
Conservation Service, who made a perimeter  
sketch of lands. Sale Price ..... \$53,950

There were no buildings included in this sale. Included in the area  
of the sale is a small cemetery. Price paid was discussed with Mrs.  
H. D. Mims on 26 February 1974 at her home on SC Highway No. 63.

Improvements: None

Land:

Openland	30.00 Ac @	\$600	\$18,000.00
Woodland			
& Timber	136.71 Ac @	\$250	<u>34,177.50</u>
Total Estimated Value of Sale Property Including Timber			\$52,177.50
			Rounded To \$53,950.00
Price Per Acre .....			\$323.61

Sale No. 13      61.37 Acres

Date: 3 April 1973      Recording Data: A-253/10

Grantor: Dawson Lumber Company

Grantee: H. L. Gerrald

Price unconfirmed. Sale is well located with no improvements. It was predominately openland comprising a total of 61.37 acres with a frontage of about 1,027 feet along the westerly right-of-way of U.S. Highway No. 52.

Improvements: None

Land:

61.37 Acres Openland	\$20,000
----------------------	----------

Price Per Acre .....	\$325.89
----------------------	----------

Sale No. 14      4.00 Acres

Date: 29 October 1973      Recording Data: A-262/141

Grantor: Rubin Croker

Grantee: Oakland Club

Price confirmed with Mr. Dan Clark at his  
office on Oakland Club Plantation 13 February 1974 ..... \$1,000.00

Sale was for 4 acres of land, cut-over woodland, poorly located and  
accessible over woods road from County Road.

Improvements: None

Land:

4 Acres, Cut-over Woodland .....\$1,000.00

Price Per Acre .....\$250.00

Sale No. 15        61.37 Acres

Date: 13 December 1972        Recording Data: A-244/6

Grantor: Wesley W. Fulmore

Grantee: W. H. Dennis and Cole Blease Dennis

Price confirmed by Mrs. Vause 2/25/74 but total consideration \$25,000 is believed to be true as cited in instrument of conveyance. Tract is unimproved with 56 acres of cropland and 5.37 acres of woodland with reproduction. Inspected 13 February 1974. One tenant house, run-down, of no value.

Improvements: None

Land:

56 Acres Openland	@ \$425	\$23,800.00
5.37 " Woodland		
& Timber	@ \$220	<u>\$ 1,181.40</u>

Total Estimated Value of Sale Including Timber ..... \$24,981.40

Rounded To \$25,000.00

Price Per Acre ..... \$407.36



Sale No. 16      1.00 Acre

Date: 7 September 1973      Recording Data: A-260/160

Grantor: Troy P. Fulmore

Grantee: Abbie Dorrell

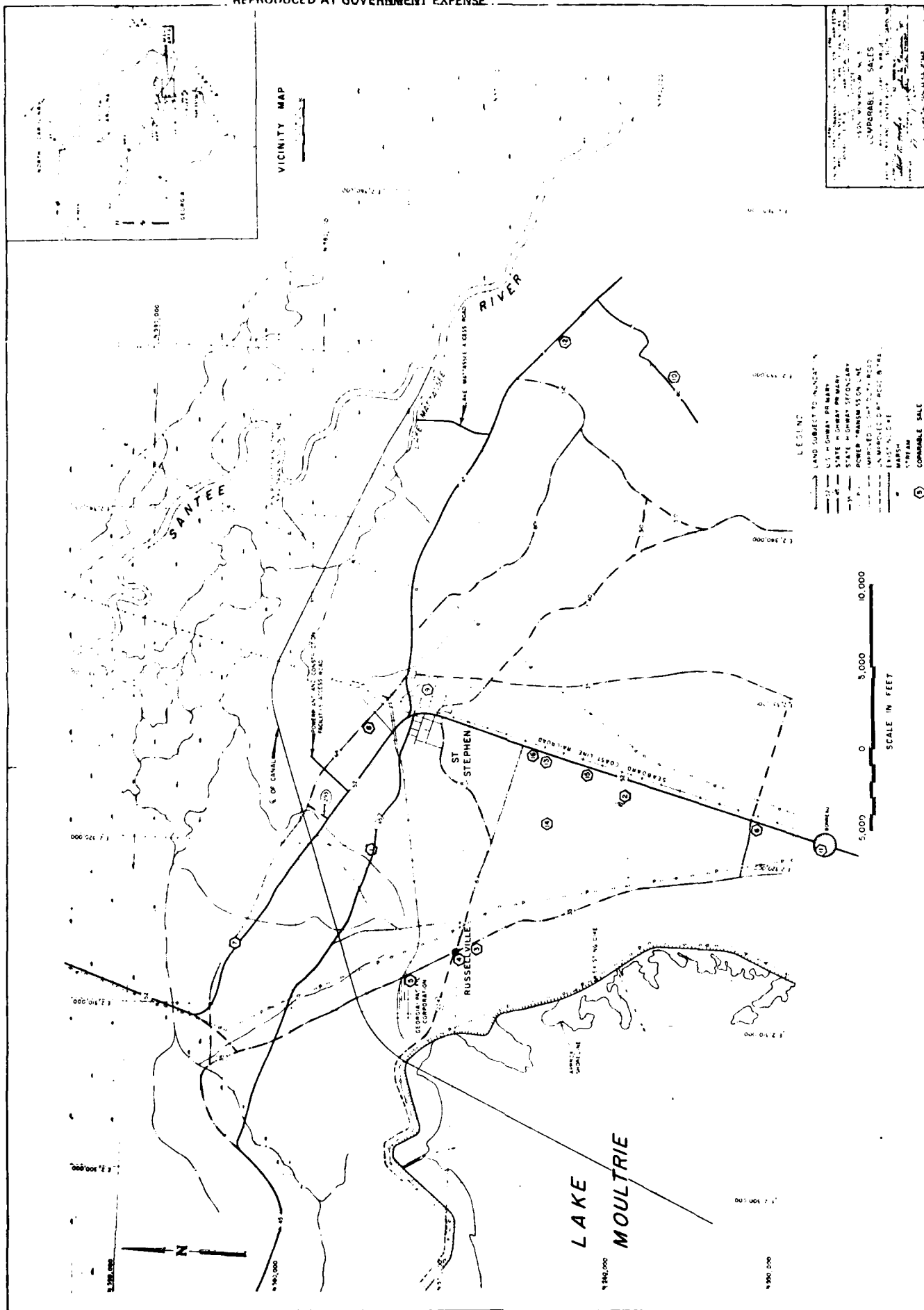
Price confirmed by tenant on 26 February 1974. .... \$1,800.00

Total consideration was \$1,800.00. Tenant occupies a mobile home on subject site. The size of the area is 150 feet along the westerly right-of-way of U.S. Highway No. 52 and has a depth of 290.4 feet or a total of one acre of land. Sale lies just north of Sale No. 13.

Land:

1.00 Acre      Highway Frontage      \$1,800.00

Price Per Acre ..... \$1,800.00



**DEPARTMENT OF THE ARMY**  
**SPOIL DISPOSAL EASEMENT—PERPETUAL**

*This deed made this            day of            , 19    , between            County, State of            , party of the first part, and the UNITED STATES OF AMERICA, party of the second part, WITNESSETH:*

*WHEREAS, in the act of Congress approved            , 19    , (    Stat.    ) provision was made for the improvement of            in accordance with a project set forth in House Document No.            , Congress, subject to the condition that local interests furnish free of cost to the United States suitable spoil disposal areas for said improvement, and*

*WHEREAS, The party of the first part is the owner in fee simple of a tract of land situated in            County, State of            , more particularly described as follows:*

*AND WHEREAS, the party of the second part desires to use said tract of land for the purpose of depositing spoil from dredging operations and other uses incident thereto,*

*NOW THEREFORE, in consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged and the benefits to the party of the first part from the improvements of the*

, the party of the first part does hereby grant bargain, sell and convey unto the party of the second part, and its assigns, the perpetual right privilege to deposit on the hereinbefore described tract of land or any part thereof any and all spoil and other matter excavated in the improvement and maintenance of the aforesaid improvement. RESERVING HOWEVER, to the party of the first part, his heirs and assigns, all such rights and privileges in said tract of land as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the party of the second part.

The said party of the first part hereby expressly and fully releases the UNITED STATES OF AMERICA, its officers, agents, servants, and contractors from liability for any and all damage done or caused to be done, and from any claim or demand whatsoever for injuries suffered by or done to the said premises by reason of the deposit of such spoil or other material.

TO HAVE AND TO HOLD the said rights and easements unto the party of the second part the UNITED STATES OF AMERICA, and its assigns, for the purpose aforesaid, forever. And the said party of the first part, for himself and for his heirs and assigns, does hereby covenant with the party of the second part that he is lawfully seized in fee of the aforegranted premises; that the said premises are free from all encumbrances; that he has good right to sell and convey the same as aforesaid; and that he will warrant and defend the title of the same to the said party of the second part, and its assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said \_\_\_\_\_, party of the first part, has set hereto his hand and seal on the day and year above written.

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
P. O. BOX 889  
SAVANNAH, GEORGIA 31402

REVIEW CERTIFICATE

GROSS APPRAISAL  
AREA I  
COOPER RIVER REDIVERSION

1. The Gross Appraisal of Area I has been reviewed in the office and, although I have not specifically inspected the area, I have been involved in two restudies of the project within the past year and feel knowledgeable of the area. The estimated values are based upon sales taken from the local area and the conclusions appear to be supported.

2. The appraisal is reasonable and approval is recommended.

FOR THE DISTRICT ENGINEER:

20 August 1974

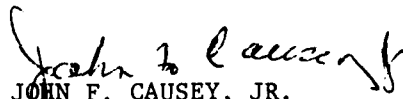
  
JOHN F. CAUSEY, JR.  
District Chief Appraiser

EXHIBIT "H"

**END**

**FILMED**

**5-85**

**DTIC**